



FirstService Residential Minnesota
8100 Old Cedar Avenue South, Suite 300
Bloomington, MN 55425
(952) 277-2700 • Fax: (952) 277-2739



Memorandum

March 24, 2025

TO: lukekuzj@gmail.com
FR: Disclosure Department
RE: Important Information Regarding Transfer of Title to New Owners

Attached is the completed Resale Disclosure Certificate you recently requested from FirstService Residential Minnesota. Please review it carefully.

Complimentary updates are available within six months of your original order. Please log on to <https://secure.welcomelink.com/resale/mg/GT> and access "My Orders" to request an update. A Dues Current Letter must be obtained prior to closing.

PLEASE NOTE: Verbal updates will not be provided; please do not request them.

In addition, please note that issuance of this Resale Disclosure Certificate is contingent upon full payment of all processing fees associated with this transfer. If any payment submitted is not honored, the Certificate will be invalid.

As always, we appreciate the opportunity to serve you. If you have questions regarding your Resale & Lending Documents, please contact the Disclosure Department at (952) 277-2700.

Thank you in advance for your cooperation!

FirstService Residential Minnesota



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Disclosure Certificate

GT-B08048

Name of Common Interest Community: **Townhomes of Citiscape**
 Legal Name of Owner's Association: **Townhomes of Citiscape Homeowners Association, Inc.**
 Address of Association: **3rd Ave NE, 5th St NE, University Ave NE
 Minneapolis, MN 55413**
 Owner Name(s): **Colleen Mooney, Lucas Kuzj**
 Unit Number(s): **306 3rd Ave NE
 Minneapolis, MN 55413**

Important Information

The following information is furnished by the Common Interest Community named above according to Minnesota Statutes, section 515B.4-107.

1. There is no right of first refusal or other restraint on the free alienability of the above unit(s) contained in the declaration, bylaws, rules and regulations, or any amendment to them, except as follows:

There is no right of first refusal or other restraints on the free alienability of the above referenced unit(s).

Account Information

The following amount is the balance for account number **0767-7673AV-0306-02**:

Balance as of **03/24/25**: **\$0.00**

Assessment Installments

2. The following periodic installments of common expense assessments and special assessments are payable with respect to the above unit(s):

Assessment Installments:

Association Dues: **\$434.74 is due Monthly on the 1st day of the payment period.**

The Association **HAS NOT** approved a plan for levying certain common expense assessments against fewer than all the units according to Minnesota Statutes, section 515B.3-115, subsection (e).

3. The following additional fees or charges other than the assessments are payable by unit owners:

Late Charge: **\$15.00 will be attached to any assessment received 15 day(s) after due date.**

One Time Fee(s):

New Homeowner Set-up Fee: **\$155.00**
(New homeowners are responsible for a new homeowner set up of fee of \$155.00, to be collected at closing from buyer. Payable to FirstService Residential.)

***Please refer to the association's rules and regulations (attached) for any additional fees that the homeowner may be obligated to pay.**



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Disclosure Certificate (continued)

GT-B08048

Other Disclosures

4. There are no extraordinary expenditures approved by the association, and not yet assessed, for the current and two succeeding fiscal years, except as follows:

None at this time.

5. The association is obligated to replace the following components of the common interest community:

The association is obligated to replace all common elements of the association as noted in the Declaration which is the responsibility of the seller to furnish.

The association has the following amounts in its reserves for the replacement of those components:

As of February 28, 2025, the reserve balance is \$516,896.09.

The Association does not reserve for replacement of components that have a remaining useful life of more than 30 years, or components whose replacement will be funded by limited or benefit assessments authorized by Minnesota Statute Section 515B.3-115(e)(1) or special assessments approved in accordance with Minnesota Statute Section 515B.3-114(a)(5).

The replacement of the following components is funded by assessments levied only against the unit or units served by the component, pursuant to Minnesota Statutes, section 515B.3-115(e)(1) or (2).

Each unit owner is responsible to maintain the steps, driveways, and sidewalks which constitute a part of the limited common elements assigned to their unit, including shoveling snow off of them. If not performed, the Association may levy the cost of doing so to that unit owner. In addition, expenses associated with the maintenance, repair, or replacement of common elements (other than limited common elements) which benefit fewer than all units may be assessed exclusively against the units benefited, equally, or in any other proportion the declaration provided, in the discretion of the Board of Directors.

6. The following documents are furnished with this certificate according to statute:

- a. The most recent regularly prepared balance sheet and income and expense statement of the Association.
- b. The current budget of the Association.

All Association financial statements presented as part of the resale disclosure, are contingent on a required final annual review and/or audit, by an independent Certified Public Accountant, selected by the Board of Directors.

7. There are no unsatisfied judgments against the Association, except as follows (identify creditor and amount):

None known at this time.

8. There are no pending lawsuits to which the association is a party, except as follows:

None known at this time.

9. The following section describes insurance coverage provided for the benefit of unit owners:

Carrier: **State Auto**
 Expires: **1-31-2026**
 Deductible: **\$25,000 per Occurrence; Wind/Hail Deductible = 5% per Building**
 Phone: **612-354-2040**
 Fax: **612-688-6055**



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Disclosure Certificate (continued)

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Description of Insurance Coverages:

- | | |
|----------------------------------------------------------------|------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Property Casualty | <input checked="" type="checkbox"/> Umbrella |
| <input checked="" type="checkbox"/> General Liability | <input checked="" type="checkbox"/> Equipment Breakdown |
| <input checked="" type="checkbox"/> Crime/Fidelity Bond | <input checked="" type="checkbox"/> Volunteer Policy |
| <input checked="" type="checkbox"/> Directors Officers | <input checked="" type="checkbox"/> Worker's Compensation |

H06 is required

The following described fixtures, decorating items, or construction items within the unit referred to in Minnesota Statutes, Section 515B.3-113 (b), are insured by the association:

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Ceiling finishing materials | <input checked="" type="checkbox"/> Wall finishing materials |
| <input checked="" type="checkbox"/> Carpeting | <input checked="" type="checkbox"/> Finished flooring (other than carpeting) |
| <input checked="" type="checkbox"/> Electrical fixtures serving a single unit | <input checked="" type="checkbox"/> Plumbing fixtures serving a single unit |
| <input checked="" type="checkbox"/> Cabinetry | <input checked="" type="checkbox"/> Finished millwork |
| <input checked="" type="checkbox"/> Heating, Ventilating and Air Conditioning equipment serving a single unit | <input checked="" type="checkbox"/> Built-In appliances |
| <input checked="" type="checkbox"/> Other improvements and betterments (additions and alterations made to the unit after the sale from the Developer to the first unit owner) | |

10. The board of directors of the association has not notified the unit owner (i) that any alterations or improvements to the unit or to the limited common elements assigned to it violate any provision of the declaration; or (ii) that the unit is in violation of any governmental statute, ordinance, code, or regulation, except as follows:

None known at this time.

11. The remaining term of any leasehold estate affecting the common interest community and the premises governing any extension or renewal of it are as follows:

N/A

12. This Resale Disclosure Certificate is given in connection with the resale of a unit by a unit owner who is not declarant and who, therefore, is not liable for express warranties under Minnesota Statutes, section 515B.4-112, or implied warranties under Minnesota Statutes, section 515B.4-113. The conveyance of this unit may, however, result in a transfer of preexisting warranties made by a declarant under the referenced statutes, subject to the terms of Minnesota Statutes, sections 515B.4-114 and 515B.4-115.

13. In addition to the above, the following matters affecting the occupancy or use of the unit, or the unit owner's obligations with respect to the unit, are deemed material:

The Board of Directors have approved the 2025 Operating Budget. Effective January 1, 2025, the monthly Association dues will increase by 3.0% per home.



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Disclosure Certificate (continued)

GT-B08048

Acknowledgement

I hereby certify that the information provided above is true and correct to the best of my knowledge as of **03/24/2025**.

Harrison Kanfer

Harrison Kanfer
Association Manager

FirstService Residential Minnesota
8100 Old Cedar Ave South, Suite 300
Bloomington, MN 55425
Direct: (651) 240-7901
Main: (952) 277-2700



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Resale Disclosure Certificate

GT-B08048

Property Address: **306 3rd Ave NE, Minneapolis, MN 55413**
 Association: **Townhomes of Citiscape Homeowners Association, Inc.**
 Account Number: **0767-7673AV-0306-02**

Transaction History

Date	Type	Description	Amount	Balance
02/11/25	Payment	ClickPayPmt 25074505	(\$434.74)	\$0.00
03/01/25	Charge	Association Dues	\$434.74	\$434.74
03/11/25	Payment	ClickPayPmt 28236417	(\$434.74)	\$0.00
	Balance			\$0.00



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Disclosure Certificate

GT-B08048

SELLER'S RECEIPT

In addition to the foregoing information furnished by the association, the unit owner is obligated to furnish to the purchaser before execution of any purchase agreement for a unit or otherwise before conveyance, copies of the following documents relating to the association or to the master association (as applicable): the declaration (other than any common interest community plat), articles of incorporation, bylaws, rules and regulations (if any), and any amendments to these documents. Receipt of the foregoing documents, and the resale disclosure certificate, is acknowledged by the undersigned buyer(s).

Dated: _____

 Buyer Signature

 Printed Name

 Buyer Signature

 Printed Name

0767 Townhomes of Citiscape Homeowners Assc
Budget Spread
12/31/2025

c/o FirstService Residential
8100 Old Cedar Ave South #300
Bloomington MN 55425

Account	Account Name	January 2025	February 2025	March 2025	April 2025	May 2025	June 2025	July 2025	August 2025	September 2025	October 2025	November 2025	December 2025	Total
Income														
40000	Association Dues	25,105	25,105	25,105	25,105	25,105	25,105	25,105	25,105	25,105	25,105	25,105	25,103	301,258
44800	Late Fees	29	29	29	29	29	29	29	29	29	29	29	31	350
	Total Income	25,134	25,134	25,134	25,134	25,134	25,134	25,134	25,134	25,134	25,134	25,134	25,134	301,608
Expenses														
50300	Water/Sewer	3,742	3,761	3,584	3,221	4,161	4,322	4,780	4,715	4,060	3,906	3,566	3,432	47,250
50600	Trash Removal	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,144	13,750
51300	Insurance	5,311	4,790	4,790	4,790	4,790	4,790	4,790	4,790	4,790	4,790	4,790	4,789	58,000
52000	Management Fee	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159	25,908
52100	Office and Administrat	125	125	125	125	125	125	125	125	125	125	125	125	1,500
52200	Legal	83	83	83	83	83	83	83	83	83	83	83	87	1,000
52210	Audit/Tax Prep	0	0	1,400	0	0	0	0	0	0	0	0	0	1,400
53100	Repairs/Maintenance	750	750	750	750	750	750	750	750	750	750	750	750	9,000
53128	Ext Maintenance TH	833	833	833	833	833	833	833	833	833	833	833	837	10,000
54200	Exterminating/Pest Con	260	0	0	520	0	0	260	0	0	260	0	0	1,300
55000	Grounds Contract	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	1,800	26,000
55400	Landscaping	0	0	0	200	200	200	200	200	0	0	0	0	1,000
55810	Tree Maintenance	500	500	500	500	500	500	500	500	500	500	500	500	6,000
59000	Deposit to Reserves	8,292	8,292	8,292	8,292	8,292	8,292	8,292	8,292	8,292	8,292	8,292	8,288	99,500
	Total Expenses	25,401	24,639	25,862	24,819	25,239	25,400	26,118	25,793	24,938	25,044	24,444	23,911	301,608
	Net Income/(Loss)	(267)	495	(728)	315	(105)	(266)	(984)	(659)	196	90	690	1,223	0

 FirstService Residential Minnesota, Inc.
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FirstService Residential
Bloomington, MN 55425

Townhomes of Citiscape Homeowners Assc
02/28/2025

c/o FirstService Residential
8100 Old Cedar Ave South #300
Bloomington MN 55425

	Current Period	Year To Date
Beginning Operating Cash Balance	<u>1,523.33</u>	<u>2,741.84</u>
(Increase)/Decrease in Assets		
Accounts Receivable	(1,931.57)	(1,072.30)
Allowance for Doubtful Accounts	11,927.51	1,986.89
Homeowner Chargebacks	1,956.89	1,956.89
Prepaid Insurance	(3,120.48)	(7,234.20)
Increase/(Decrease) in Liabilities		
Accounts Payable	0.00	(3,913.66)
Admin Fees Payable	(35.00)	0.00
Accrued Expenses	134.40	2,293.40
Due to Reserve	0.00	1,874.00
Returned Pmt/ClickPay	0.00	(50.00)
Prepaid Dues	407.55	450.10
Increase/(Decrease) in Equity		
Operating Income/(Loss)	<u>(11,433.68)</u>	<u>395.99</u>
Net Change Cash Balance	<u>(2,094.38)</u>	<u>(3,312.89)</u>
Ending Operating Cash Balance	<u>(571.05)</u>	<u>(571.05)</u>
Cash Balance as Represented By:		
US Bank Checking	<u>(571.05)</u>	<u>(571.05)</u>
	<u>(571.05)</u>	<u>(571.05)</u>
Validation	0.00	0.00

c/o FirstService Residential
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	Current Period	Year To Date
Beginning Reserve Cash Balance	<u>507,245.31</u>	<u>499,341.10</u>
(Increase)/Decrease in Assets		
Due from Operating	0.00	(1,874.00)
Increase/(Decrease) in Liabilities		
Increase/(Decrease) in Equity		
YTD Deposit to Reserves	8,292.00	16,584.00
Interest on Reserves	<u>1,358.78</u>	<u>2,844.99</u>
Net Change in Cash Balance	<u>9,650.78</u>	<u>17,554.99</u>
Ending Reserve Cash Balance	<u><u>516,896.09</u></u>	<u><u>516,896.09</u></u>
Cash Balance as Represented By:		
US Bank Reserve	333,547.28	333,547.28
Enterprise Bank & Trust Money Marke	<u>183,348.81</u>	<u>183,348.81</u>
	<u><u>516,896.09</u></u>	<u><u>516,896.09</u></u>
Validation	0.00	0.00

c/o FirstService Residential
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Operating Assets

US Bank Checking	(571.05)	
Accounts Receivable	11,961.80	
Allowance for Doubtful Accounts	(11,927.51)	
Due from Reserve	13,730.99	
Prepaid Insurance	<u>11,455.38</u>	
Total Operating Assets		24,649.61

Reserve Assets

US Bank Reserve	333,547.28	
Enterprise Bank & Trust Money Market	183,348.81	
Due from Operating	<u>1,874.00</u>	
Total Reserve Assets		<u>518,770.09</u>

Total Assets		<u>543,419.70</u>
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Operating Liabilities

Accrued Expenses	2,293.40	
Due to Reserve	1,874.00	
Returned Pmt/ClickPay	(50.00)	
Prepaid Dues	<u>1,894.45</u>	
Total Operating Liabilities		6,011.85

Reserve Liabilities

Due to Operating	<u>13,730.99</u>	
Total Reserve Liabilities		13,730.99

Operating Equity

Operating Income/(Loss)	395.99	
Operating Equity	<u>18,241.77</u>	
Total Operating Equity		18,637.76

Reserve Equity

YTD Deposit to Reserves	16,584.00	
Interest on Reserves	2,844.99	
Reserve Equity	<u>485,610.11</u>	
Total Reserve Equity		<u>505,039.10</u>

Total Liabilities & Equity		<u>543,419.70</u>
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Townhomes of Citiscape Homeowners Assc
Operating Income Statement
02/28/2025

c/o FirstService Residential
8100 Old Cedar Ave South #300
Bloomington MN 55425

	Monthly Actual	Monthly Budget	Monthly Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
Income							
Association Dues	25,104.53	25,105	(0.47)	50,209.06	50,210	(0.94)	301,258
Late Fees	60.00	29	31.00	105.00	58	47.00	350
Miscellaneous Income	<u>(50.00)</u>	<u>0</u>	<u>(50.00)</u>	<u>(50.00)</u>	<u>0</u>	<u>(50.00)</u>	<u>0</u>
Total Income	25,114.53	25,134	(19.47)	50,264.06	50,268	(3.94)	301,608
Expenses							
Water/Sewer	4,427.26	3,761	(666.26)	8,760.02	7,503	(1,257.02)	47,250
Trash Removal	1,269.21	1,146	(123.21)	2,516.47	2,292	(224.47)	13,750
Insurance	6,126.83	4,790	(1,336.83)	10,348.01	10,101	(247.01)	58,000
Management Fee	2,159.00	2,159	0.00	4,318.00	4,318	0.00	25,908
Office and Administrative Expe	99.40	125	25.60	197.83	250	52.17	1,500
Legal	0.00	83	83.00	0.00	166	166.00	1,000
Audit/Tax Prep	0.00	0	0.00	0.00	0	0.00	1,400
Uncollectible Accounts	11,927.51	0	(11,927.51)	1,986.89	0	(1,986.89)	0
Repairs/Maintenance	0.00	750	750.00	328.00	1,500	1,172.00	9,000
Ext Maintenance TH	0.00	833	833.00	0.00	1,666	1,666.00	10,000
Exterminating/Pest Control	0.00	0	0.00	334.85	260	(74.85)	1,300
Grounds Contract	2,247.00	2,200	(47.00)	4,494.00	4,400	(94.00)	26,000
Landscaping	0.00	0	0.00	0.00	0	0.00	1,000
Tree Maintenance	0.00	500	500.00	0.00	1,000	1,000.00	6,000
Deposit to Reserves	8,292.00	8,292	0.00	16,584.00	16,584	0.00	99,500
Total Expenses	<u>36,548.21</u>	<u>24,639</u>	<u>(11,909.21)</u>	<u>49,868.07</u>	<u>50,040</u>	<u>171.93</u>	<u>301,608</u>
Net Income/(Loss)	<u>(11,433.68)</u>	<u>495</u>	<u>(11,928.68)</u>	<u>395.99</u>	<u>228</u>	<u>167.99</u>	<u>0</u>